

138.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,036,100 / 1,036,100

APPRAISED: 1,036,100 / 1,036,100

USE VALUE: 1,036,100 / 1,036,100

ASSESSED: 1,036,100 / 1,036,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
53		PLEASANT VIEW RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	EARLEY CHARLES S
Owner 2:	EARLEY-MONAHAN RITA A
Owner 3:	

Street 1: 53 PLEASANT VIEW ROAD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: MATTHEW GEORGE -

Owner 2: -

Street 1: 53 PLEASANT VIEW ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 9,604 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Wood Shingle Exterior and 2183 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9604		Sq. Ft.	Site		0	90.	0.74	10									637,310						637,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9604.000		393,300		5,500		637,300		1,036,100							
Total Card							0.220		393,300		5,500		637,300		1,036,100		Entered Lot Size					
Total Parcel							0.220		393,300		5,500		637,300		1,036,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		474.62		/Parcel: 474.6				Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
2020	101	FV	393,300	5,500	9,604.	637,300	1,036,100	1,036,100	Year End Roll	12/18/2019	MATTHEW GEORGE	47317-28	4/21/2006				620,000	No	No				
2019	101	FV	299,600	5500	9,604.	672,700	977,800	977,800	Year End Roll	1/3/2019	ZAHR NADIA	27399-494	6/19/1997				265,000	No	No	Y			
2018	101	FV	291,700	4900	9,604.	495,700	792,300	792,300	Year End Roll	12/20/2017													
2017	101	FV	291,700	4900	9,604.	474,400	771,000	771,000	Year End Roll	1/3/2017													
2016	101	FV	291,700	4900	9,604.	439,000	735,600	735,600	Year End	1/4/2016													
2015	101	FV	280,600	4900	9,604.	368,200	653,700	653,700	Year End Roll	12/11/2014													
2014	101	FV	280,600	4900	9,604.	359,700	645,200	645,200	Year End Roll	12/16/2013													
2013	101	FV	280,600	4900	9,604.	342,700	628,200	628,200		12/13/2012													

!10661!

**PRINT**

Date Time

12/11/20 00:56:46

**LAST REV**

Date Time

07/19/18 14:35:18

apro

10661

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																											
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	BSMT SINK.																																																																															
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	5%	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																																															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:		1/2 Bath: 1	Rating: Good	A HBth:	Rating:																																																																															
GENERAL INFORMATION				OTHER FEATURES				OthrFix: 1	Rating: Average																																																																														
Grade: B- - Good (-)	Year Blt: 1941	Eff Yr Blt:			Kits: 1	Rating: Good	A Kits:	Rating:																																																																															
Alt LUC:	Alt %:		Fpl: 3	Rating: Good	Frpl:	Rating: Good	Other																																																																																
Jurisdct: G19	Fact: .		WSFlue:	Rating:	Upper		Lvl 2																																																																																
Const Mod:			Lvl 1		Lower		Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1																																																																												
Lump Sum Adj:			CONDO INFORMATION																																																																																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																											
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3																																																																							
Sec Int Wall:	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 31 %	Economic:	%	Special:	%	Additions:					Kitchen:																																																																										
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Override:	Override:	%			Plumbing:					Baths:																																																																										
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Total:	31 %			Electric:					Heating:																																																																										
Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	LUC Mod:					General:					Totals	1	7	3																																																																							
% Com Wall:	% AC:	Solar HW: NO	Adj Total: 569958	Adj \$ / SQ: 166.527	Const Adj.: 0.99989998	Other Features: 102250	Grade Factor: 1.21	WtAv\$/SQ:	AvRate:	Ind.Val																																																																													
% Sprinkled:	Depreciation: 176687	Central Vac: NO	Depreciated Total: 393271	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Juris. Factor: 1.00																																																																																
Mobile Home	Make:	Model:	Serial #:	Year:	Color:																																																																																		
<b>SPEC FEATURES/YARD ITEMS</b>																																																																																							
<b>PARCEL ID</b> 138.0-0002-0011.0																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																						
3	Garage	D	Y	1	19X20	A	AV	1941	21.58	T	40	101			4,900		4,900																																																																						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600		600																																																																						
More: N	Total Yard Items:	5,500	Total Special Features:		Total:	5,500																																																																																	
<b>RESIDENTIAL GRID</b>																																																																																							
<table border="1"> <tr> <td>3</td><td>32</td><td>4</td><td>10</td> </tr> <tr> <td colspan="4"></td> </tr> <tr> <td colspan="4">12 FFL (231)</td> </tr> <tr> <td>12</td><td>FFL (231)</td><td>18</td><td></td> </tr> <tr> <td colspan="4"></td> </tr> <tr> <td>3</td><td>33</td><td>11</td><td></td> </tr> <tr> <td colspan="4"></td> </tr> <tr> <td>3</td><td>EFP (96)</td><td>8</td><td></td> </tr> <tr> <td colspan="4"></td> </tr> <tr> <td>UAT</td><td>SFL</td><td>FFL</td><td>BMT</td> </tr> <tr> <td colspan="4">(768)</td> </tr> <tr> <td colspan="4">(9)</td> </tr> <tr> <td colspan="4">9</td> </tr> <tr> <td colspan="4">32 SFL (32)</td> </tr> <tr> <td colspan="16"></td> </tr> </table>																3	32	4	10					12 FFL (231)				12	FFL (231)	18						3	33	11						3	EFP (96)	8						UAT	SFL	FFL	BMT	(768)				(9)				9				32 SFL (32)																			
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<b>SUB AREA DETAIL</b>																																																																																							
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																													
FFL	First Floor	999	166,530	166,361	BMT	100	RRM	50																																																																															
SFL	Second Floor	800	166,530	133,222																																																																																			
BMT	Basement	768	66,190	50,837																																																																																			
UAT	Upper Attic	192	66,610	12,789																																																																																			
EFP	Enclos Porch	105	53,150	5,581																																																																																			
Net Sketched Area: 2,864				Total: 368,790																																																																																			
Size Ad	1799	Gross Are	3440	FinArea	2183																																																																																		
<b>IMAGE</b>																																																																																							
<b>AssessPro Patriot Properties, Inc</b>																																																																																							